

LOCATION MAP

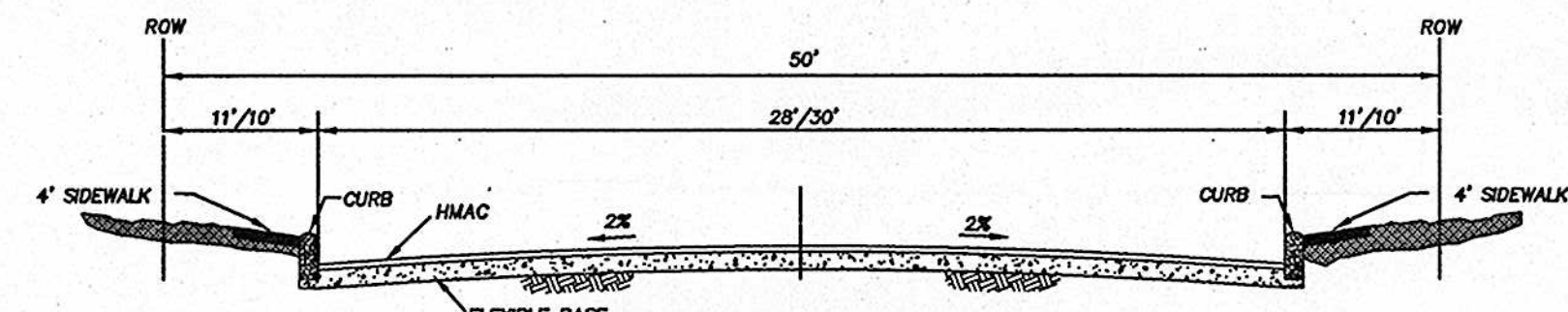
SCALE: 1" = 3,000'

NOTES

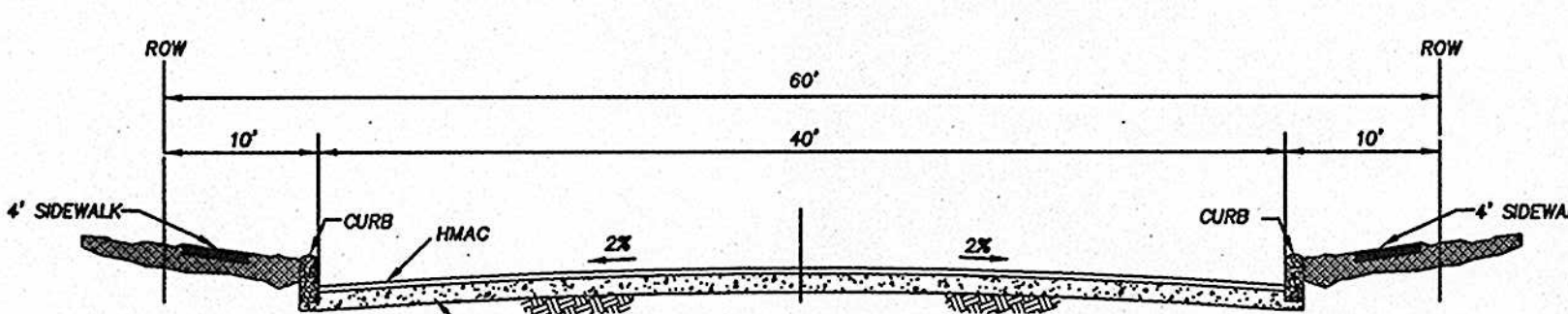
1. THE PROPERTY IS INSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
2. A PORTION OF THE PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
3. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
4. THE BEARINGS FOR THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
5. ALL STREETS SHALL BE LOCAL TYPE "A" UNLESS OTHERWISE SHOWN.
6. ALL INTERSECTIONS WILL COMPLY WITH THE REQUIREMENTS OF SECTION 35-506 (d) (5) OF THE UNIFIED DEVELOPMENT CODE.
7. DEVELOPER WILL DEDICATE 86' R.O.W. AND BUILD TO ARTERIAL STANDARDS.
8. REQUIRED PARK SPACE IS 10.2 ACRES PER PARKS AND OPEN SPACE STANDARDS (35-503). TO PROVIDE THE REQUIRED ACREAGE, 5.1 ACRES WILL BE LOCATED WITHIN THE WESTERN PORTION OF THE LEON CREEK FLOODPLAIN, AND THE REMAINING 5.1 ACRES WILL BE PARTITIONED AMONG THE SINGLE FAMILY AND MULTI-FAMILY RESIDENTIAL UNITS.
9. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN THE UNIFIED DEVELOPMENT CODE SECTION 35-506 (d) (5).
10. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-505(a). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 60 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 70 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
11. BLOCK LENGTHS SHALL COMPLY WITH UDC SECTION 35-515 (b)(3).
12. ALL BICYCLE FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE TEXAS MUTCO AND AASHTO GUIDELINES FOR BICYCLE FACILITIES, INCLUDING CROSSWALK AND SIGNAGE REQUIREMENTS.
13. COLLECTOR INTERSECTIONS FOR LOCAL TYPE "B" ARE SHOWN. ACTUAL LENGTH AND LOCATION OF COLLECTOR INTERSECTIONS WILL BE DETERMINED WITH THE SITE PLANS, AND ALIGNMENTS WILL LINE UP WHERE POSSIBLE. ROADS BRANCHING OFF LOCAL TYPE "B" WILL BE LOCAL TYPE "A."

UTILITY PURVEYORS

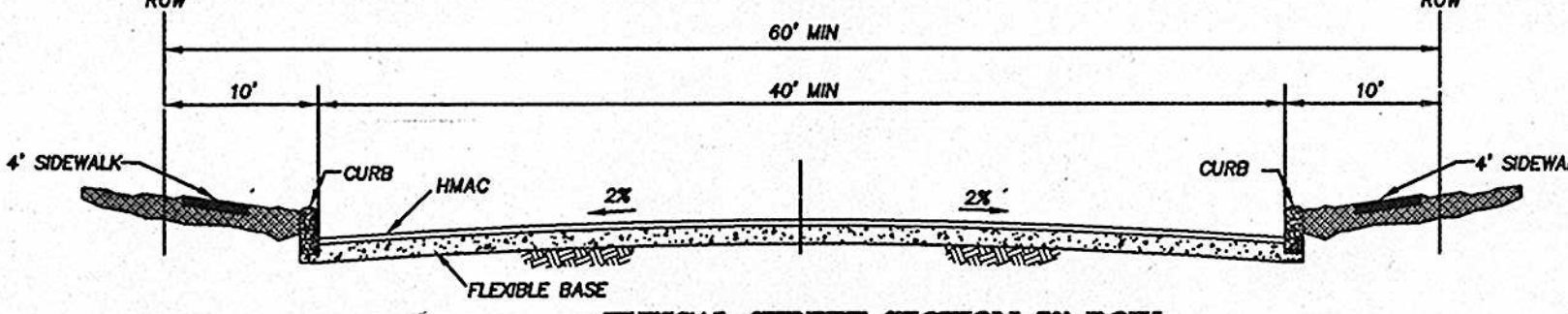
SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: AT&T



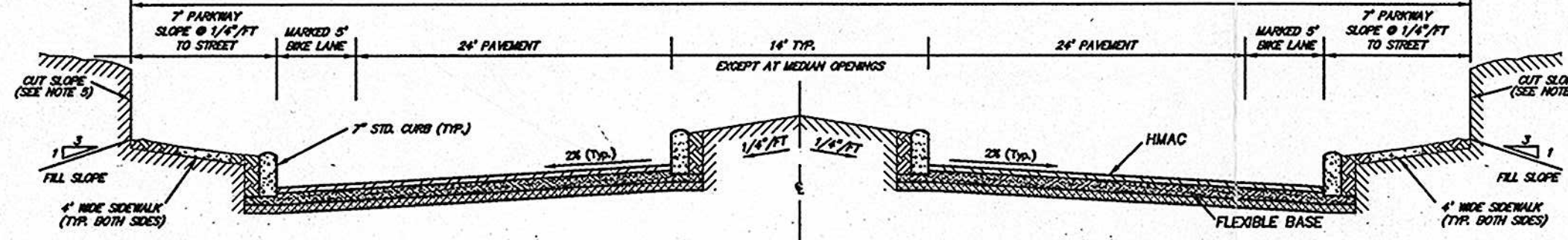
TYPICAL STREET SECTION 51' ROW
LOCAL TYPE "A"
(NOT TO SCALE)



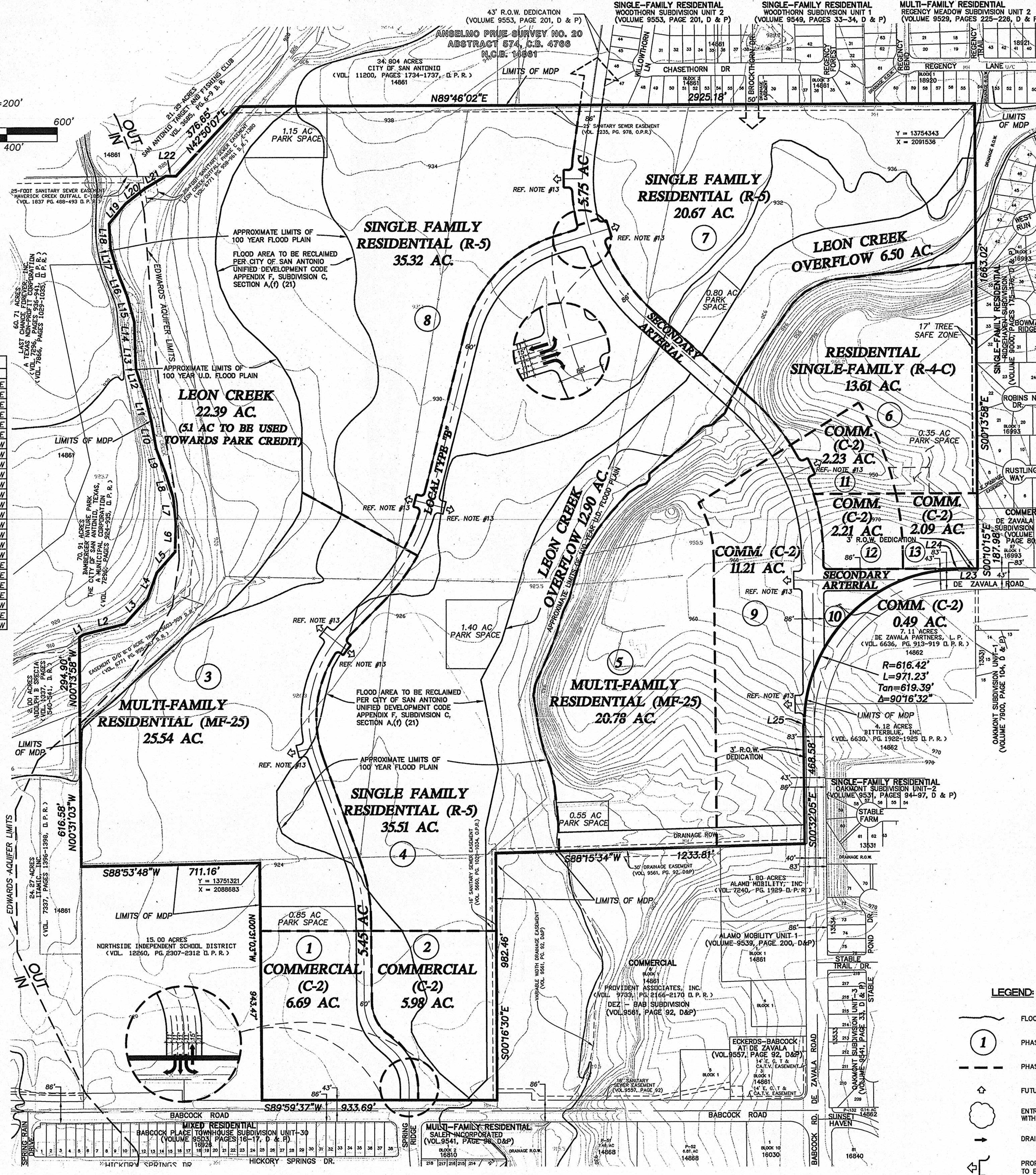
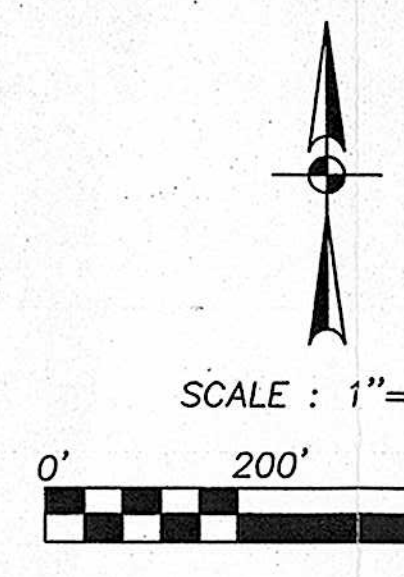
TYPICAL STREET SECTION 60' ROW
LOCAL TYPE "B"
(NOT TO SCALE)



TYPICAL STREET SECTION 70' ROW
MODIFIED LOCAL TYPE "B"
(NOT TO SCALE)



TYPICAL STREET SECTION 86' ROW
SECONDARY ARTERIAL
(NOT TO SCALE)



PROPERTY OWNER LIST

WOODTHORN SUBDIVISION UNITS 1&2	OWNER
14861 1	TERESA M. GOMEZ
14861 2	KEITH VARRADONIS & MICHELLE MCGOWAN
14861 3	ROBERT D. JR. & CAROL R. KINNAWY
14861 4	MARTHA MCGOWAN
14861 5	SHARITA ALUMINARE
14861 6	SAMUEL N. & SYLVIA P. SALDIVAR
14861 7	MICHAEL & REBECCA S. LEAH
14861 8	STEVEN J. & JOAN A. TYLER
14861 9	ROY E. BUNGARDER
14861 10	PETE HOMES OF TEXAS / DRAINAGE EASEMENT
14861 11	DARIN L. & CHARLOTTE K. FORREST
14861 12	ALEJANDRO H. & OLIVIA R. ROMO
14861 13	LORETTA HEWITT
14861 14	DAVID & MARTIN S. GREEN
14861 15	RONALD W. DAVIS & REBECCA ANN ROCHA-DAVIS

REGENCY MEADOW SUBDIVISION UNIT-2

N.C.B. BLK. LOT	OWNER
18920 1	JAMES F. BRUTON
18920 2	JACQUELINE L. LEONARD
18920 3	GAYLON D. & SHERRY L. BOOHER
18920 4	CHRISTOPHER W. & GINA R. ALLEN
18920 5	FRED & SYLVIA BELOUS
18920 6	DARY D. HAYNES
18920 7	DONALD R. & PATRICIA A. ATKESON
18920 8	LEOPOLD R. & SANIA M. SANTOS

RIDGE HAVEN SUBDIVISION UNIT-2

N.C.B. BLK. LOT	OWNER
16993 1	ANDREW T. ALTMANN
16993 2	JAMES P. & JENNIFER ZELENIAK
16993 3	SANDRA L. & CARLOS V. RODRIGUEZ
16993 4	MICHAEL A. & FRANK J. VILARREAL
16993 5	RAYMOND A. SCHWEIZER
16993 6	CHARLES A. & FRANK ANNE MOERNER
16993 7	DAVID O. & RACHEL P. RAMIREZ
16993 8	WALTER R. & ELIZABETH S. LUCCANTONIO
16993 9	ROBERT & BARBARA E. ARCHIBALD
16993 10	ROBERT G. HANCOCK
16993 11	RAYMOND C. & ROBBIE L. MILLER
16993 12	JAMES D. & ANN R. GOODE

DE ZAVALA OFFICE SUBDIVISION UNIT-2

N.C.B. BLK. LOT	OWNER
16993 1	MERRILL-METRO, LTD (EMERALD REALTY OF S.A., L.C.)

SINGLE FAMILY ACREAGE/DENSITY SUMMARY TABLE

UNIT/ PHASE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/AC.)
1	COMMERCIAL	6.69	—	—
2	COMMERCIAL	5.98	—	—
3	MULTI-FAMILY RESIDENTIAL	25.54	190	7.44
4	SINGLE FAMILY RESIDENTIAL	35.51	195	5.49
5	MULTI-FAMILY RESIDENTIAL	20.78	128	6.16
6	RESIDENTIAL SINGLE - FAMILY	13.61	85	6.24
7	SINGLE FAMILY RESIDENTIAL	20.68	110	5.32
8	SINGLE FAMILY RESIDENTIAL	35.32	160	4.53
9	COMMERCIAL	11.21	—	—
10	COMMERCIAL	0.49	—	—
11	COMMERCIAL	2.23	—	—
12	COMMERCIAL	2.21	—	—
13	COMMERCIAL	2.09	—	—
TOTAL/AVERAGE		182.34	868	4.76

LAND USE TABLE

LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	91.51
MULTI-FAMILY RESIDENTIAL	46.32
RESIDENTIAL SINGLE - FAMILY	13.61
COMMERCIAL	30.90
* DRAINAGE ROW/NATURAL AREA	41.79
PUBLIC ROW (COLLECTOR & ARTERIAL STREETS)	11.20
DE ZAVALA R.O.W. DEDICATION	0.05
TOTAL	235.38

* INCLUDES LEON CREEK FLOOD PLAIN

PLAN HAS BEEN ACCEPTED BY

COSA *[Signature]* 8/16/07 021-06
(Date) (Number)

Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on 8/15/09
Date

- LEGEND:
- 1 FLOOD PLAIN
 - PHASES
 - PHASE LINE
 - FUTURE STREET EXTENSION
 - ENTRY MONUMENT TO BE PLACED WITHIN R.O.W. BY DEVELOPER
 - DRAIN FLOW ARROW
 - PROPOSED TRACT ENTRY - LENGTH AND LOCATION TO BE DETERMINED BY SITE PLANS (REF. NOTE #13)

PARK SPACE REQUIRED/PHASE

PHASE	DESCRIPTION	NO. OF LOTS	REQ. AC.*	ADJUSTED AC.**
3	MULTI-FAMILY RESIDENTIAL	190	1.7	0.85
4	SINGLE FAMILY RESIDENTIAL	195	2.8	1.40
5	MULTI-FAMILY RESIDENTIAL	128	1.1	0.55
6	RESIDENTIAL SINGLE - FAMILY	85	0.7	0.35
7	SINGLE FAMILY RESIDENTIAL	110	1.6	0.80
8	SINGLE FAMILY RESIDENTIAL	160	2.3	1.15
	LEON CREEK	—	—	5.10
TOTAL		10.2	10.20	

*1 AC./70 LOTS (SINGLE FAMILY RESIDENTIAL)
1 AC./114 LOTS (MULTI-FAMILY RESIDENTIAL)
**LEON CREEK FLOODPLAIN TO BE USED AS PARK CREDIT FOR 50% (5.1 AC) OF REQUIRED ACREAGE - REMAINING 5.1 AC TO BE DISTRIBUTED AMONG SINGLE FAMILY & MULTI-FAMILY PHASES AS SHOWN IN ADJUSTED AC.

PARK SPACE AREA IS ELIGIBLE FOR CREDIT FOR PRIVATE FACILITIES PER U.D.C. SECTION 35-503(h) - "PRIVATE FACILITIES".

PARK SPACE SUMMARY (SEE NOTE NO.8)

REQUIRED PARK SPACE/ OPEN SPACE (SINGLE FAMILY)	465 LOTS X 1 ACRE = 6.7 AC.
REQUIRED PARK SPACE/ OPEN SPACE (MULTI-FAMILY)	403 LOTS X 1 ACRE = 3.5 AC.
TOTAL REQUIRED	10.2 AC.

TYPICAL RESIDENTIAL LOT (50' X 120') (NOT TO SCALE)

LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	91.51
MULTI-FAMILY RESIDENTIAL	46.32
RESIDENTIAL SINGLE - FAMILY	13.61
COMMERCIAL	30.90
* DRAINAGE ROW/NATURAL AREA	41.79
PUBLIC ROW (COLLECTOR & ARTERIAL STREETS)	11.20
DE ZAVALA R.O.W. DEDICATION	0.05
TOTAL	235.38

ENGINEER: PAPE-DAWSON ENGINEERS, INC. 555 E. RAMSEY SAN ANTONIO, TEXAS 78216 PHONE: (210) 375-9000 FAX: (210) 375-9010

DEVELOPER/OWNER: STEUBING FARM, L.P. 6485 BABCOCK RD. SAN ANTONIO, TEXAS 78249 PHONE: (210) 696-2940

MDP PLAN NO.: 021-06
APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF SAN ANTONIO

DIRECTOR OF DEVELOPMENT SERVICES: _____ DATE: _____

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

STEUBING / BABCOCK RD. MASTER DEVELOPMENT PLAN

PROPERTY LEGAL DESCRIPTION

A 235.49 ACRE, OR 10,257,990 SQ. FT. MORE OR LESS, TRACT OF LAND BEING OUT OF A 140.80 ACRE TRACT RECORDED IN VOLUME 670, PAGE 389 OF THE DEED RECORDS OF BEAR COUNTY, TEXAS, BEING OUT OF A 110.00 ACRE TRACT RECORDED IN VOLUME 1741, PAGE 155 OF THE DEED RECORDS OF BEAR COUNTY, TEXAS AND BEING OUT OF A 1.71 ACRE TRACT RECORDED IN VOLUME 6809, PAGE 195 OF THE DEED RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE ANSELMO PRUE SURVEY NO. 20, ABSTRACT NO. 574, COUNTY BLOCK 4766, NOW IN NEW CITY BLOCK 14861 AND ALL SITUATED WITHIN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

ACKNOWLEDGED BY:

[Signature] PAPE-DAWSON ENGINEERS, INC.

[Signature] STEUBING FARM, L.P.

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-5119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

PREPARATION DATE: 4-4-06



City of San Antonio

Department of Development Services

August 6, 2007

Johnny Martinez
Pape-Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: Steubing Babcock Road

MDP # 021-06

Dear Mr. Martinez,

The City Staff Development Review Committee has reviewed Steubing Babcock Road Master Development Plan **MDP # 021-06**. Please find enclosed a signed copy for your files. Your plan was accepted, however, please note the following conditions:

In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements. Any access and right-of-way issues along state facilities will need to be resolved with the **Texas Department of Transportation (TXDOT)**. For information about these requirements you can contact TXDOT at 615-5814.

Development Services Department – Traffic Impact Analysis & Streets indicate the following requirements and onsite improvements that are necessary and shall be provided by the developer, on and before the completion of Steubing Babcock Road MDP, at no cost to the City of San Antonio:

- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not to block these clear sight distance areas.
- All access driveways for this project shall comply with UDC 35-506(r) Access and driveways in terms of number of driveways, spacing, location, and design.
- Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC 35-506(q).
- Right turn deceleration lanes shall be required in the following locations:
Westbound W. De Zavala Road at street A.
Southbound S. Babcock Road at street A.
- Separate left-turn lane lanes shall be required at the following locations:
Eastbound W. De Zavala Road at street A.
Northbound S. Babcock Road at street A.

- Right and left turn lanes should be designed according to City of San Antonio guidelines.
- Incorporated traffic control improvements such as signing and pavement markings into the site plan that conform to the Texas Manual on Uniform Traffic Control Devices for consistent uniform traffic control.
- Design and construction of a traffic signal shall be required when warranted at the following locations S. Babcock Road and E. De Zavala Road, street A and S. Babcock Road, and Street A and W. De Zavala Road of this development and shall be coordinated with City of San Antonio Public Works Traffic, and DSD TIA reviews for approval.

It should be understood that this is a general review of a conceptual plan and is not an in-depth review of traffic flow, streets, and drainage plans. All technical requirements of the Unified Development Code will be complied with at the time of platting.

If you have any further questions, please call Juan Ramirez at (210) 207-0281.

Parks and Recreation recommends approval with the following conditions:

- The parkland provided shall be shown as "Park" or "Open Space" on a plat; UDC section 35-503(e) *Designation of Parkland*.
- The parkland provided shall be dedicated to the Home Owners Association.
- The instruments creating the Home Owners Association shall be provided by the second application for plat approval; UDC section 35-503(e) *Designation of Parkland*.
- Parkland dedication shall be platted by the second phase of residential development; UDC section 35-503(f) *Development Phasing*.
- All amenities comply with standards and specifications found in UDC section 35-503(h) *Credit for Park Facilities* and Table 503-4 if any credit is to be awarded.

If you have any further questions, please call David Clear at (210) 207-4091.

Tree Preservation approves with the following conditions:

- 2003 Tree Preservation ordinance standards per UDC Section 35-523 – a Tree Preservation Plan is required prior to any work on site. This can be submitted either as a site work permit or at the platting stage.
- Streetscape standards per UDC section 35-512 – The new right-of-way (collectors) will require streetscaping (we recommend preservation of existing trees where available and possible).
- Landscape ordinance per UDC section 35-511 on commercial and multi-family phases. It appears all landscape points can be met by preserving existing vegetation in some phases as well as meeting mitigation requirements (either through preservation of smaller material or transplanting). Recommend securing knowledgeable Landscape Architect at planning and design phase to better utilize existing trees and vegetation. Preservation will

eliminate the need for irrigation. Staff would be willing to meet with developer at design stage to assist with tree preservation and landscape plan.

- Additional permitting fees and affidavits will be needed to obtain tree permits during the platting and/or building permit stages.

If you have any further questions, please call Joan Miller at (210) 207-8265.

SAWS Aquifer Protection and Evaluation approves with the following conditions:

- 100 year Flood Plain Shown and Buffering (if applicable).
- Significant Recharge Features and Buffering (if applicable).
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required).
- Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.
- According to the Water Quality Ordinance# 81491, section 34-913, Buffering may be required.

If you have any further questions, please call Patricia Garza at (210) 233-3512.

Historic Preservation: The Texas Sites Atlas indicates that archaeological sites have been previously identified within the above referenced property. Also, the property may contain other sites, some of which may be significant. Thus, before any work that may affect any sites is begun, we recommend that qualified professionals conduct an archaeological and historical structures investigation of the property. The investigations should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any.

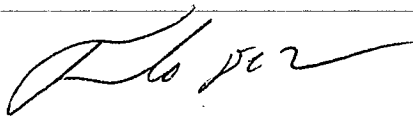
If there are any questions or additional information regarding archaeological sites needed, please call Kay Hinds at (210)-207-7306.

All platting shall comply with the Unified Development Code, Master Plan, and Major Thoroughfare Plan for the City of San Antonio. It will be expected that you will plat all of the property depicted in your Master Development Plan to include floodplains, drainage areas, and open space. It is suggested to work closely with the school district, so they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan will be invalid.

Should you need further assistance, please contact Larry Odis at (210) 207-0210.

Sincerely,

A handwritten signature in black ink, appearing to read "F. De León", with a stylized flourish at the end.

Fernando J. De León, P.E.
Assistant Director Development Services Department
Land Development Division